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and Housing

Honourable Anthony J. Brummet, Minister

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TELEGRAPH CREEK SUB-DISTRICT CROWN LAND PLANNING REPORT

STATEMENT OF PLAN ADOPTION

THE TELEGRAPH CREEK SUB-DISTRICT PLANNING REPORT HAS BEEN ADOPTED BY THE MINISTRY OF LANDS, PARKS AND HOUSING AND REPRESENTS OFFICIAL MINISTRY POLICY FOR THE PLANNING, MANAGEMENT AND DISPOSITION OF UNALIENATED CROWN LANDS IN THE PLAN AREA. ALL MANAGEMENT, ALLOCATION AND DEVELOPMENT DECISIONS OF THE MINISTRY WITHIN THE PLAN AREA SHALL BE GUIDED BY THE POLICIES CONTAINED WITHIN THIS PLAN AND SHALL BE CONSISTENT WITH THE CROWN LAND DESIGNATIONS OF THE PLAN MAP UNTIL FORMAL REVIEW OF THE PLAN IN JULY, 1989. CONFORMANCE OF CROWN LAND USE PROPOSALS WITH THIS PLAN IN NO WAY ABSOLVES THE PROPONENT FROM THE RESPONSIBILITY OF COMPLYING WITH ALL OTHER PERTINENT GOVERNMENT LEGISLATION AND MINISTRY POLICY.

REGIONAL DIRECTOR
Ministry of Lands,
Parks and Housing
Skeena Region

July 31/84
DATE

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1.0 INTRODUCTION

1.1 Purpose of Plan

The purpose of the Telegraph Creek Crown Land Planning Report is to provide an efficient and socially acceptable means to manage and allocate Crown land.

In the past, decisions affecting Crown land were based on input from various resource agencies affected by a proposed use of the land. This system proved to be unsatisfactory for several reasons. First, applicants were often required to wait long periods of time before receiving an official adjudication. Second, the system was reactive (hap-hazard) as opposed to anticipatory (planned) and consequently, future land use requirements were not considered. Third, the system was ineffective for resolving land use conflicts from an overall perspective as agencies were not required to interact and generally responded to referrals in terms of maximizing their own narrowly defined resource management goals. Fourth, the system failed to consider a wider perspective achieved through the expression of public preferences.

To resolve these deficiencies the Ministry has adopted a cooperative planning approach to manage Crown land resources. The primary objective of the planning process is to determine, through available technical information and through dialogue with concerned interests, the highest and best use of Crown land in the plan area.

In its planning role, the Ministry is guided by the following principles:

- the plan should increase the effectiveness and efficiency of day to day Crown land and foreshore management;

- the plan should further long-run benefits over short term gains;

- the public interest has priority over individual gain;

- rare or irreplaceable resources should be preserved;

- land use decisions should be based on the inherent biophysical capabilities of the land for various uses, within the context of long term socio-economic needs.

- the plan should provide a socially acceptable mix of land uses through the promotion of compatible and complementary land uses;

- the plan should be easily understood and readily accessibl to the public;

- the plan should reflect evolving social conditions;

- the plan should ensure that future land use options are maintained to the fullest extent possible.

Once the process is complete and the plan approved, land will be made available to the public to meet the demand for recreational, residential and commercial uses.

2.0 DESCRIPTION OF PLAN AREA

2.1 Location

Telegraph Creek is located in the northwest corner of British Columbia at the head of navigation on the Stikine River. By river, Telegraph Creek is approximately 250 km. from the Alaskan port of Wrangell. By land, Telegraph Creek is connected to Highway 37 at Dease Lake by 120 kms of rugged road. The plan area itself extends along the Stikine River from its confluence with the Chutine River in the southwest, to its confluence with the Tuya River in the northeast.

2.2 Environment

Located on the Tahltan Highland, one of seven distinct geographic areas of the Stikine Plateau, Telegraph Creek is in a transition zone between the Coast Mountains and the Interior Plateau.

The geography of the area is largely the result of intense glaciation and water erosion. The area is characterized by fluvial terraces along the lower reaches of the major river systems and higher plateau-like areas at various levels above the river. The landscape is scenic and unusual, with the Grand Canyon of the Stikine being the most prominent feature.

Because of its low elevation, southern exposure and the rain shadow effect of the Coast Mountains, the area has a dry hot climatic regime typical of the southern interior dry belt. As a result, Telegraph Creek is both warmer and drier in summer than

Plate 2 - Geological formations at the entrance of the Stikine Canyon

Plate 3 - View of the Stikine River from Telegraph Creek Road

Dease Lake. Climatic data collected at Telegraph Creek indicates that the mean July maximum and minimum temperatures are 22.6 degrees celsius and 8.9 degrees celsius, respectively. Mean January maximums and minimums are -11.6 degrees and -19.3 degrees celsius. The average number of frost free days is 101, with a range from 76 to 123 days. The average annual growing degree hours are approximately 1276 and the average annual rate of precipitation is 320 millimeters, which increases to 500 millimeters above the 300 meter level of the valley floor.

2.3 Population and Economy

In 1981 the population of Telegraph Creek was estimated at 300. This is a fraction of earlier population peaks but is double a 1967 government estimate of 140-150. During the past decade perhaps 20-25 families have moved into the area to establish small subsistence farms.

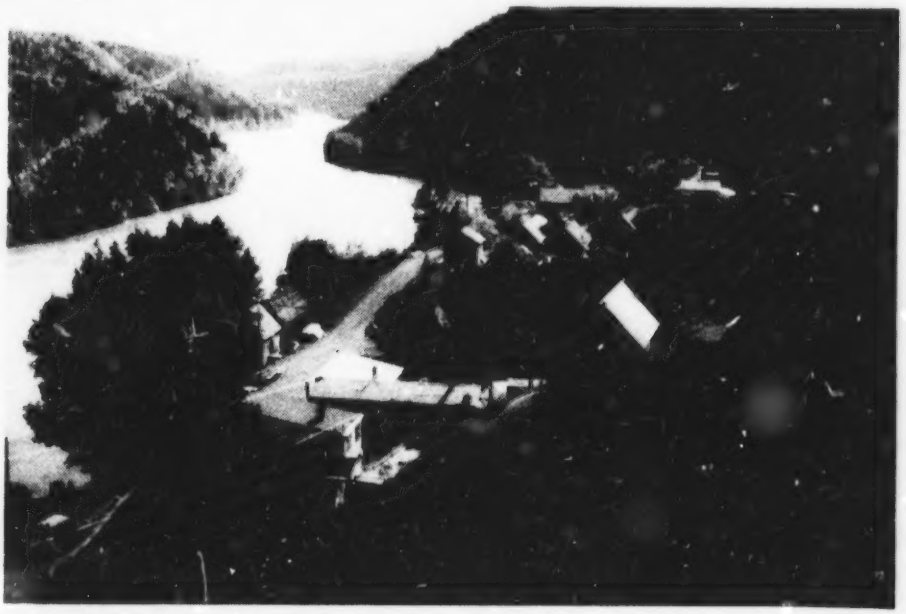

Plate 4 - Settlement of Telegraph Creek

Unemployment in the region is extremely high. The Indian community has close to a 95% unemployment rate. The economy of the band is chiefly a subsistence one with most families obtaining a major portion of their food supply by hunting, fishing and berry picking.

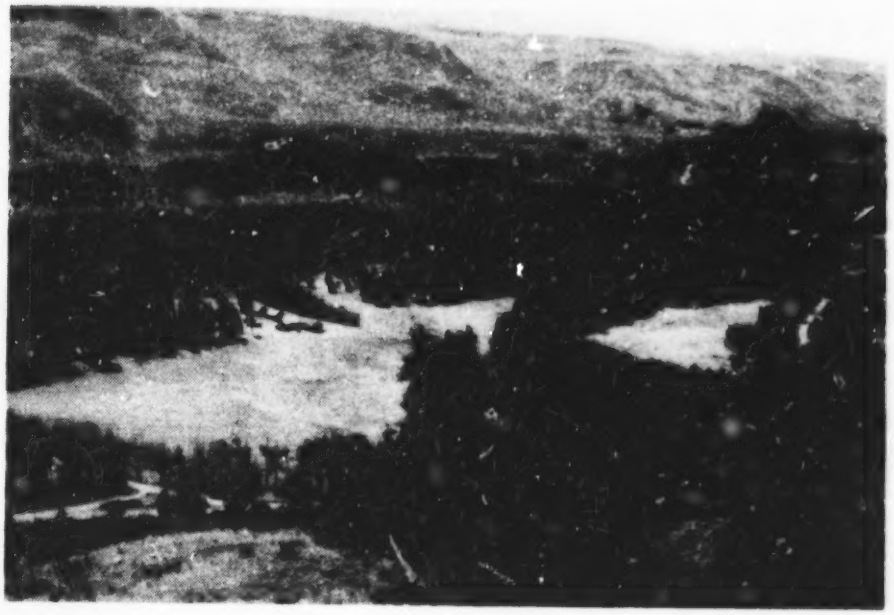

Plate 5 - Day's Ranch

Most non-Indian residents are involved in subsistence farming. As with the native community, most families rely on hunting, fishing and berry picking for their primary food supply. Other sources of income include social welfare and seasonal employment with the Ministry of Forests and Ministry of Highways, commercial fishing, guest ranches, boat charters and guiding.

2.4 Community Services

The availability of community services has changed significantly over the past 10-15 years. Available services include the following:

Roads: The only road system is the Telegraph Creek Road which is costly to maintain and upgrade due to topographic constraints. Maintenance is provided by the Ministry of Transportation and Highways which has a maintenance yard south of the Indian reserve on the road to Dease Lake. There does not appear to be a demand for increasing the current road network.

Sewer and Water: The Indian Reserve, school, and teacherages are served by a water line. Old town residents draw water directly from Telegraph Creek. There is no community sewer system.

Policing: Until 1981 there was a full time RCMP officer domiciled in Telegraph Creek. A decision to replace him is pending. Meanwhile, the settlement is serviced by the Dease Lake Detachment.

Utilities: In the mid 1970's, B.C. Hydro installed a 1.15 MW capacity generator which meets the settlement's peak demands with no difficulty. NorthwesTel provides telephone service, however, with only one circuit the system is often overloaded.

Schools: The Tahltan Elementary-Junior Secondary School has six classrooms, a home economics room, gym, and science lab. Seven teachers instruct 70-75 pupils to Grade 10. The school has the capacity to enroll more students. It is administered as part of School District 87 (Stikine).

Health Care: Health and Welfare Canada employs a full time public health nurse and runs a nursing station on the Reserve. Visits are made by a travelling physician and dentist.

Airstrip: A gravel airstrip is located east of the Indian Reserve on the Telegraph Creek Road. Scheduled passenger and freight service is available from Terrace via Dease Lake on Trans-Provincial Airlines.

Other Public Services: Canada Post shares a log building with the Band Administration Office. There is a strong need to develop parks and campsites in the plan area, a new graveyard needs to be sited and the dump should be relocated away from the airstrip and the main road.

Private Services: The Tahltan Store on the Reserve sells groceries and a limited range of dry goods. The Riversong Cafe provides accommodations, restaurant services and fuel. Charter boat excursions which connect with the Alaskan Ferry Service at Wrangell are also available in the old town.

2.5 Settlement History *

The first inhabitants of the Telegraph Creek area were the Tahltan Indians from the Dene Branch of the Athabascan family. The Tahltans migrated to this area thousands of years ago and today claim most of the Stikine River drainage to its confluence with the Iskut River, south to the headwaters of the Nass River, and north to the confluence of the Dease and Cottonwood Rivers as their territorial hunting and fishing grounds.

Contact with white explorers was first made in the early 1800's between the Tlingit and Russian fur traders. The Tlingit acted as middle men in a prolific fur trade, which involved the Tahltans trading fur pelts for European goods with the Tlingit and in turn, acting themselves as middlemen with the Kascas. During this time, the ancient Village of Tahltan was considered to be the "grand mart" of the Stikine River Indian trade.

* For a more complete history on the Stikine region refer to Allbright, S.L., Report on Heritage Resources in the Stikine River Area of Northern British Columbia (1983), available from the Regional District of Kitimat-Stikine and the Ministry of Lands, Parks & Housing.

Plate 6- Historic Village of Tahltan

In 1840, the British owned Hudson Bay Company assumed control over this trading area from the Russians and established a trading post (Fort Stikine) at Wrangell. However, attempts by the British to establish direct trading relations with the interior Indians and thereby bypassing the middlemen was met by an effective opposition by the Tlingit and Tahltan traders. Consequently, white settlers were first lured to the Telegraph Creek area in 1861 following the discovery of placer gold on the banks of the Stikine near Telegraph Creek and Glenora. The Stikine gold deposits, however, were not extensive and the ensuing gold rush died almost as quickly as it had begun. Since that time, the area has experienced the same boom and bust cycle on numerous occasions.

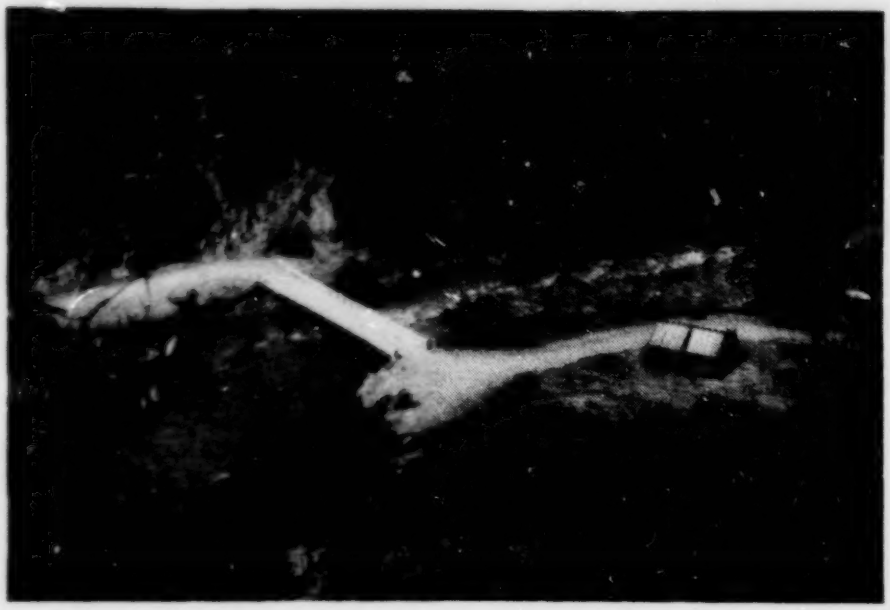

Plate 7 - Crossing at Tahltan

In 1866, Telegraph Creek became a construction depot as steamers unloaded wire for the unsuccessful attempt by the Western Union Telegraph Company to connect Europe and North America by telegraph via the Bering Strait. This event is what gave Telegraph Creek its name.

The Cassiar Gold Rush in 1874 brought approximately 1500 miners up the Stikine River to Telegraph Creek enroute to the Dease Lake area. In the same year, the Hudson's Bay Company established a sales shop at Glenora and the road from Glenora to Dease Lake was constructed. The Cassiar Gold Rush ended in 1876.

The Klondike Gold Rush in 1897 brought a second wave of miners to both Glenora and Telegraph Creek. These individuals were seeking an alternate route to the Yukon gold fields by

travelling up the Stikine River to Telegraph Creek, overland to Dease Lake, then down the Dease River to the Liard River and on to Dawson City.

In 1901, the Government of Canada completed the Yukon Telegraph, which connected the Yukon with Quesnel and southern Canada. The telegraph operated until 1935 when wireless radio was introduced.

By 1928 the trail to Dease Lake had been improved so that trucks could transport goods and supplies delivered by boat to Telegraph Creek to the northwestern interior of British Columbia. This established Telegraph Creek as a vital link between northern interior settlements and the urban south. The route was also used during the Second World War for the transportation of heavy equipment and supplies being delivered to Watson Lake during the construction of the Alaskan Highway, which resulted in a small and rather short population boom in 1941/42.

The most recent boom occured in the early 1970's when homesteaders from the urban south moved into the area with the goal of seeking an alternate life style and developing the areas agricultural potential. This new influx of settlers caused a number of land use conflicts with established settlers and the Tahltan Indians as homesteads were established with little understanding of the Tahltan land claims, traditional trapping and hunting grounds or the laws governing trespass on Crown land. Today, the population is relatively stable as in-migration has significantly slowed down.

2.6 Resource Inventory

The following resources have an important influence on the socioeconomic fabric of the Telegraph Creek Planning area:

(1) Agricultural Resources
(2) Fish and Wildlife Resources
(3) Forestry Resources
(4) Mineral Resources
(5) Heritage Resources
(6) Wilderness Recreation Resources

Information on the above resources is scarce. However, unlike most areas of the northwest, Telegraph Creek has been the subject of several resource analysis studies. Most notably, the "Telegraph Creek Area - Soil and Agricultural Capability Inventory" [1978 - Ministry of Environment]; "Report On Heritage Resources In The Stikine River Area" [S.L. Albright, 1983]; and "Heritage Resources - Telegraph Creek Management Area" [1979 - Heritage Conservation Branch].

In addition to the above reports and studies, B.C. Hydro and Skyline Explorations Ltd. have completed a number of preliminary reports on the resource values associated with the Stikine and Iskut River Basins. However, most of this information is of a general nature and as such, we are unable to map resource values for specific locations.

Despite the limited information base, the input of local residents and resource agencies should provide sufficient data from which to identify and resolve land/resource-use conflicts with a minimum of negative impacts on the planning area. Moreover, as information becomes available which has the significance to warrant a change in plan policies, revisions to the plan can be made.

2.6.1 Agricultural Resources

The agricultural capability of the Stikine Valley has been rated according to the Canada Land Inventory system. This system rates land on a scale from 1 to 7, depending upon the range of crops that can be grown. Under this system, Class 1 lands are capable of supporting the widest range of crops while Class 7 lands have no capability for agriculture whatsoever.

Agricultural land is confined to a narrow belt of arable land on various levels and sizes of fluvial terraces along the Stikine Valley. These terraces break up the arable land into a series of smaller parcels [5 - 50 ha] and make access for farm machinery and grazing difficult. This factor, combined with the distance to larger markets has resulted in the development of small scale, subsistence produce farming, over large scale, forage - crop or cattle ranching. Presently, there are few if any cattle in the Stikine Valley and there is virtually no market for them.

The major limiting factor for agricultural production appears to be climate. Glenora has a rating of 3G which indicates that there are between 1030 and 1169 Growing Degree Days in which the average mean temperature exceeds $5^{o}C$, however, climate capability drops rapidly with increasing elevation. It should be noted that the climatic data was limited and that capability ratings have generally been reduced to reflect this limitation.

Although agriculture is subject to the limitations listed above it must be considered within the context of its remote location. Some of the factors which constitute economic limitations can also be said to contribute to the future potential of agriculture. For example, while the remoteness from markets constitutes an economic barrier to marketing products, it also gives local producers a comparative advantage for selling in Telegraph Creek, Dease Lake and Cassiar.

As well, due to the remoteness of the area, the Stikine Valley is relatively disease-free as compared to the more heavily settled areas in the south. Therefore, there is an excellent potential for the establishment of a specialized, certified seed industry. Currently, the Ministry of Agriculture and Food is conducting research to determine the best grain, vegetable and flower seed varieties for the area.

Presently there is no Agricultural Land Reserve (A.L.R.) in the Stikine Valley. A proposal to Cabinet submitted by the Agricultural Land Commission in 1978 requested that approximately 25,000 acres (10,000 ha.) be included in the A.L.R. As a result of the current planning exercise the A.L.R. is again being proposed. The purpose of the A.L.R. is to preserve productive and potentially productive agricultural land. Lands within the A.L.R. are subject to the Agricultural Land Commission Act and subdivision for nonfarm uses are not permitted unless approved by the Commission.

2.6.2. Fish and Wildlife Resources

2.6.2.1 Ungulates

Hunter harvest data from the Fish and Wildlife Branch indicates that moose are the primary big-game species in the region. Migration patterns of moose are not well understood beyond the fact that they move from lower to higher elevations on a seasonal basis. Because the Stikine Valley has a low snowfall and a relatively mild winter it is generally believed to contain Class 1 winter range for both moose and deer. Areas of particularly good ungulate wintering capability include; the entire south side of the river, the burn area north of Tahltan, the grasslands around Tahltan and the area between Brewery and Flag Creeks including "Dead Man's Flat." Development should be directed away from these areas.

Caribou generally frequent subalpine and alpine zones throughout the year. As the planning area is centered in the valley, impacts from land use policies will be of an indirect nature. In contrast, the habitat of Rocky Mountain Goats and Stone Sheep occurs on steep, rocky slopes throughout the planning area.

2.6.2.2 Other Terrestrial and Aquatic Furbearers

Trapping is an important source of income to many people of Telegraph Creek. Traplines cover virtually every square kilometre of the planning area. Any amount of development in the planning area is liable to affect a trapline and therefore, the trappers ability to be self-sufficient.

2.6.2.3 Fisheries and Waterfowl

The Stikine River to the Grand Canyon is a major salmon and steelhead river. The Tahltan River and Shakes Creek are major spawning channels. Native people have relied on the Stikine River fishery to support their subsistence lifestyle since prehistoric time.

Today, local subsistence fishing is a major source of food supply to local residents. As well, there is a small scale commercial fishery on the Stikine with about 26 licenses. Approximately half of these have been issued to local people.

2.6.3 Forestry Resources

The planning area is encompassed by the Stikine Provincial Forest. This area lies within two biogeoclimatic zones; the Boreal white and black spruce zone and the Spruce-birch-willow zone with the former predominating at lower elevations. White and black spruce, balsam fir and lodgepole pine are the dominant and commercially important tree species of the coniferous forest.

To date forestry activities have been limited to local extraction for milled products, log homes and firewood. The poor performance of the forest sector is due to limited access to southern markets, a low consumer demand locally and a limited amount of commercially harvestable timber.

2.6.4 Mineral Resources

The Stikine River Basin contains geological formations moderately favourable to mineral development. Although the mineral potential of the area is unknown, it is expected to contain vast reserves of copper, molybdenum, asbestos and coal. In light of this, the future economic potential of the area may depend on the development of these resources. Currently, there are no producing mines in the Telegraph Creek area. However, placer mining activities are common along the Stikine River and its tributaries.

2.6.5 Heritage Resources

Archaeological test sites indicate that the plan area has been occupied continuously for the past 10,000 years and has a rich Tahltan and Euro-American history. The following is a list of the most prominent features that have been identified in the planning area:

1. Dry Town - Gold Rush townsite with several buildings remaining.
2. Bear Creek - Gold Rush townsite with several buildings remaining.
3. Telegraph Creek - Gold Rush townsite which is still inhabited.
4. Miniature House - Scaled down house built by Chinese immigrant at the turn of the century.
5. Sawmill Lake - Presently used as a swimming and picnicking area.
6. Six Mile (Dodjatin) Creek area - Petroglyph, Indian smoke houses, and fishing spot.

7. Four Mile (Winter) Creek area - Indian smoke houses and fishing spot.
8. Three Sisters Islands - Three jagged rock protrusions in the middle of the Stikine River.
9. Glenora - Gold Rush townsite with several cabins remaining.
10. Tent City - Site of tent camp during Gold Rush days.
11. Hudson's Bay Flat - Remains of old cabins and brewery site.
12. Petroglyph.
13. Ma Jackson's Homesite - old cabins.
14. Glenora Graveyard

The location of other significant heritage resources can be obtained from the Ministry of Lands, Parks and Housing or the Regional District of Kitimat-Stikine.* Heritage resources will be protected by steering development away from known sites.

2.6.6 Wilderness Recreation Resources

Telegraph Creek has the potential to become a world class wilderness recreation destination. The Grand Canyon of the Stikine, the entire length of the southern Stikine River from Telegraph Creek to Wrangell and the Mount Edziza Provincial Park are particularly distinctive.

In general, tourist facilities are extremely limited. There are no Provincial Park campgrounds in the area and food and lodging facilities are limited.

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* Allbright, S.L., (1983), Report on Heritage Resources in the Stikine River Area of Northern British Columbia.

3.0 STUDY APPROACH

3.1 Goals and Objectives

The goals and objectives were derived in response to the issues and needs that were identified in consultation with resource agencies and the local Advisory Planning Committee. Plan recommendations are formulated to achieve the goals and objectives.

The overall goal of the plan is to ensure that development proceeds in an orderly and socially acceptable fashion through the identification of sites to meet rural-residential, agricultural, commercial, and recreational needs. In light of this, the following goals and objectives will be pursued.

GOAL 1: To preserve the economic fabric of the planning area.

OBJECTIVES

1. Protect traplines, subsistence hunting and fishing grounds, and guide outfitting territories.

2. Ensure that provisions are made to meet the demand for commercial development.

3. Identify parcels to meet existing and future rural-residential and agricultural demand.

GOAL 2: To preserve the social fabric and the cultural/historic features of the planning area.

OBJECTIVES

1. Ensure that cultural and historic features are identified and protected.

2. Ensure that public recreational land use requirements are met.

GOAL 3: To preserve the environmental quality of the planning area.

OBJECTIVES

1. To ensure that development is compatible with the wilderness character of the area.

2. To establish natural buffer zones to protect environmentally sensitive areas.

3. Protect unique and important biophysical and geographic features.

3.2 Method

The Ministry of Lands, Parks and Housing's Crown land planning program was adopted for this report. The program involves the identification and resolution of land/resource use conflicts associated with proposed land uses.

Ideally, biophysical resource information should form the basis for determining the capability of the land to support a proposed land use. However, as there is only a limited amount of biophysical resource information available land use

recommendations were based on the professional judgements of resource agency personnel and on the knowledge of local residents. This was achieved through the establishment of an Advisory Planning Committee, which consisted of community representatives (appointed by an elected official of the Kitimat-Stikine Regional District Board) and through discussions held with the public and the relevant resource agencies.

4.0 ISSUES AND REQUIREMENTS

4.1 Planning Issues

In 1979 the Ministry of Lands, Parks and Housing initiated a land use planning exercise to resolve a number of problems which arose as a result of a sudden increase in population during the early and mid 1970's. The intent of the plan was to stop the unauthorized use of Crown land by directing settlers to areas in the valley which were specifically set aside for rural residential staking and agricultural development.

Despite these efforts, the area still suffers from a number of problems. First, the incidence of Crown land trespass continues to rise. Second, the policy of permitting the staking of rural-residential lots has created problems related to acceptable lot size, development costs, water contamination and impacts on traplines. In particular, a conflict exists between Regional District zoning and Lands, Parks and Housing policy governing acceptable lot sizes (i.e., the zoning stipulates a minimum of 4.05 hectares whereas Crown land policy stipulates a maximum of 2.025 hectares). Third, agricultural lots identified in the previous plan were never made available to the public and consequently, there still remains an unmet need for agricultural land. Fourth, there is a need to secure areas of Crown land which are being used by the public for recreation and areas which require protection due to significant cultural, historic and environmental features. And lastly, provision needs to be made to ensure that the future demand for commercial development can be met during the term of the plan.

In addition to the foregoing, the report also indirectly addresses the following land use issues. The first involves the establishment of an Agricultural Land Reserve (A.L.R.) in the valley. Despite the presence of Class 2 and 3 land and the support of the community, attempts to establish the A.L.R. in the past have been unsuccessful. Nonetheless, the community still considers the reserve necessary to prevent the fragmentation and erosion of the agricultural land base. This view is in line with the land management objectives of this report and a recommendation will be made accordingly. However, the actual process of establishing an ALR is beyond the administrative scope of the Crown land planning program.

The second issue is related to native land claims and the Tahltan reserve expansion. Land claims cannot be addressed by the plan because the Ministry of Lands, Parks and Housing lacks the authority to address such issues. However, through dialogue with native groups development can be steered away from traditional lands, thereby retaining future land claim options.

Regarding the reserve expansion, the Tahltan Band is currently negotiating an exchange of reserve land for Crown land surrounding the old airstrip. This land will be used to accommodate a reserve housing project. The report will ensure that development is steered away from the area pending the outcome of negotiations.

Finally, residents raised a concern regarding the potential impacts of the proposed Stikine-Iskut Hydro project and a number of mining developments. In the event that one of the projects does come on stream during the term of the plan, the impacts would be so immense as to require a complete revision of the plan.

4.2 Crown Land Requirements

The requirements or demands for Crown land are difficult to assess as they can be affected by a number of factors. Population growth is considered to be a poor indicator because it has been known in the past to change significantly within a relatively short time period. It is generally felt that applications for Crown land and established trespassers provide the best indicators of demand for Crown land.

Over the past three years, 20 rural-residential and 5 agricultural applications have been received for Crown land in the Telegraph Creek area. As well, there are 10 known rural-residential trespassers. In light of these figures, the Ministry estimates the maximum demand for rural-residential land at 6 and for agriculture at 5. As well, the public has expressed a demand for lots to range in sizes between .5 and 2.5 hectares and for 2 or 3 lots to be located near Sawmill Lake to take advantage of the hydro power. The remainder will be located at Deep Creek and will not have access to power. There is no known demand for recreation cottage or commercial land.

5.0 LAND USE MANAGEMENT POLICIES

This planning report will be implemented through the establishment of a Section 13 Land Act Reserve over the entire plan area. The Reserve will allow specified land uses in those areas designated on the plan map (Figure 6). For each permitted land use a set of land management policies will prevail. Once endorsed, the plan map and policies will constitute the official policies of the Ministry of Lands, Parks and Housing for the management of Crown land in the Telegraph Creek Plan Area.

Changes to the plan that would substantially alter the intent or scope of the policies requires a formal amendment request to the Regional Director of Lands and Housing, Skeena Region.

To ensure that the report is relevant to changing socioeconomic needs and an improved information base, it will be reviewed in five years from the date of adoption. A review may be undertaken sooner, if it is deemed by the Ministry of Lands, Parks and Housing to be in the public interest.

The following outlines the management guidelines for each designated land use in the plan area.

5.1 Agricultural Priority

POLICIES: (1) A recommendation will be made that the Regional District initiate an application for the establishment of an Agricultural Land Reserve as identified on the plan map;

(2) Specific areas for farm units will be identified subsequent to the adoption of the plan;

(3) Farm units will be disposed of in accordance with existing Ministry policy;

(4) Forest Act and Range Act tenures, including timber harvesting authorization, will be permitted subject to the normal inter-agency review process. The Ministry of Forests and the Ministry of Lands, Parks and Housing will cooperate to ensure compatibility between forest and range tenures and agricultural dispositions. In particular, when specific parcels have been identified for agricultural disposition, it has been agreed that any Range Act tenure(s) will be adjusted at the time of expiry/renewal so as to exclude that parcel from the range tenure authorization;

(5) Commercial development will not be permitted in agricultural priority areas.

5.2 Conservation Priority

Conservation Areas include those areas in which the protection of a special interest or, a significant or unique resource value such as; a particular wildlife species, a natural feature, an historic/archaeological site and hazard areas, precludes development, permanent alienation or utilization of the area by noncompatible uses. Conservation Areas designated on the plan map include the following:

- the Telegraph Trail and the Glenora - Chutine Trail within the plan area and the Hudson's Bay Flat site;
- a 100 meter riparian strip along the Stikine River; [This zone corresponds to 100 meters measured from the edge of the vegetated stream bank. Where side-channels exist the zone should start at the bank of the sidechannel farthest from the main river.]
- the Six Mile Creek (Dodjatin) Indian Fishery;
- Alkali Lake [50 meter foreshore].

POLICIES:

(1) No permanent land alienations;

(2) Development for enhancing and protecting significant features or values will be permitted, subject to the normal approval process;

(3) Access road construction will not be permitted except where such access is necessary for permitted on-site uses;

(4) It has been agreed by the Ministry of Forests that Forest Act tenure will generally not be approved within this designation during the life of the plan. Timber harvesting may occur where such action is necessary to control forest pests or fire, or to salvage pest or fire killed timber. Forest development access roads may cross conservation priority areas. Any harvesting or access development will be subject to the normal inter-agency review process, and conflicts with natural or cultural values will be minimized to the greatest extent possible;

(5) Range Act tenures will be permitted subject to the normal inter-agency review process;

(6) Commercial development will not be considered in these areas;

(7) Gravel pits will be permitted subject to the normal application process.

5.3 Public Recreation Areas

Recreation Areas designated on the plan map include the following:

- Glenora
- Four Mile Creek (Winter Creek)
- Sawmill Lake (50 meter unencumbered foreshore and park area)
- Lava Bed Flats

POLICIES: (1) No permanent land alienations;

(2) Commercial development is not permitted;

(3) Development of limited public use facilities such as picnic sites, boat launches and campsites will be subject to normal approval processes;

(4) It has been agreed by the Ministry of Forests that Forest Act tenures will generally not be approved within this designation during the life of the plan. Timber harvesting may occur where such action is necessary to control forest pests or fire, or to salvage pest or fire killed timber. Forest development access roads may cross reserved areas. Any

harvesting or access development will be subject to the normal inter-agency review process and conflicts with recreation values will be minimized to the greatest extent possible. Public recreation areas may be designated as recreation sites under Section 104 of the Forest Act;

(5) Range Act tenures will be permitted subject to the normal inter-agency review process;

(6) Gravel pits will be permitted subject to the normal application process.

5.4 Rural Residential Areas

The Deep Creek and Sawmill Lake areas as indicated on the plan map are designated for rural-residential development.

POLICIES:

(1) The subdivision will be developed pursuant to the Ministry of Lands, Parks and Housing Act, to Land Title Act standards;

(2) Subdivision designs should reflect the preferences of local residents and be consistent with Ministry of Lands, Parks and Housing policies and Regional District zoning;

(3) Lots will be disposed of in accordance with Ministry policy;

(4) Development, such as light commercial, that is compatible with residential use will be permitted;

(5) Efforts will be made to steer development away from important fur bearing habitat such as streams, swamps and lakes, so as to protect existing traplines;

(6) It has been agreed by the Ministry of Forests that existing Range Act tenures will be adjusted at the time of expiry/renewal to exclude the rural residential area from the range tenure authorization;

(7) It has been agreed by the Ministry of Forests that Forest Act tenures will generally not be approved within this designation. Timber harvesting may occur where such action is necessary to control forest pests or fire, or to salvage pest or fire killed timber. Forest development access roads may cross rural-residential areas. Any harvesting or access development will be subject to the normal inter-agency review process and conflicts with residential development will be minimized to the greatest possible extent.

5.5 Commercial Development Areas

Lots will not be specifically marketed at this time due to low demand, however, applications for commercial lots will be accepted during the term of the plan for the old Telegraph Creek Townsite and those areas designated on the plan map for rural-residential and airport development.

POLICIES:

(1) Commercial applications will be adjudicated in accordance with Ministry policy;

(2) Regional District zoning by-laws apply to all commercial lots;

(3) Commercial development must be compatible with adjacent land uses.

5.6 Airport Development Area

Airport Development will be designated for the area as illustrated on the plan map.

POLICIES:

(1) The airport development should be consistent with Transport Canada and the provincial Air Transportation Service regulations and be sensitive to environmental conditions;

(2) Commercial development compatible with airport facilities will be permitted;

(3) Forest Act tenures will be permitted within the airport development area, subject to the normal inter-agency review process;

(4) The Ministry of Forests has agreed that existing Range Act tenures will be adjusted at the time of expiry/renewal to remove the airport development area from the range tenure authorization.

5.7 Provincial Forest

The current Provincial Forest Boundary will remain unchanged. Crown lands within the plan area may be jointly evaluated during the plan period by the Ministry of Lands, Parks and Housing and the Ministry of Forests to examine possible extensions to the Stikine Provincial Forest. The Crown Land Plan may be subject to revision as a result of the Provincial Forest review. Public input will be sought prior to any Provincial Forest designation and resulting plan amendment.

5.8 NON-DEVELOPMENT AREAS

All vacant Crown lands within the plan area, unless otherwise designated are to be considered as Non-Development and are intended to ensure that future development in the Stikine Valley is directed to non-conflict areas. Note that this includes lands within the plan boundaries that are not shown on the Plan Designations Map because of space limitations.

POLICIES: (1) With the exception of the proposed reserve expansion area indicated on the plan map no other development will be permitted within this area;

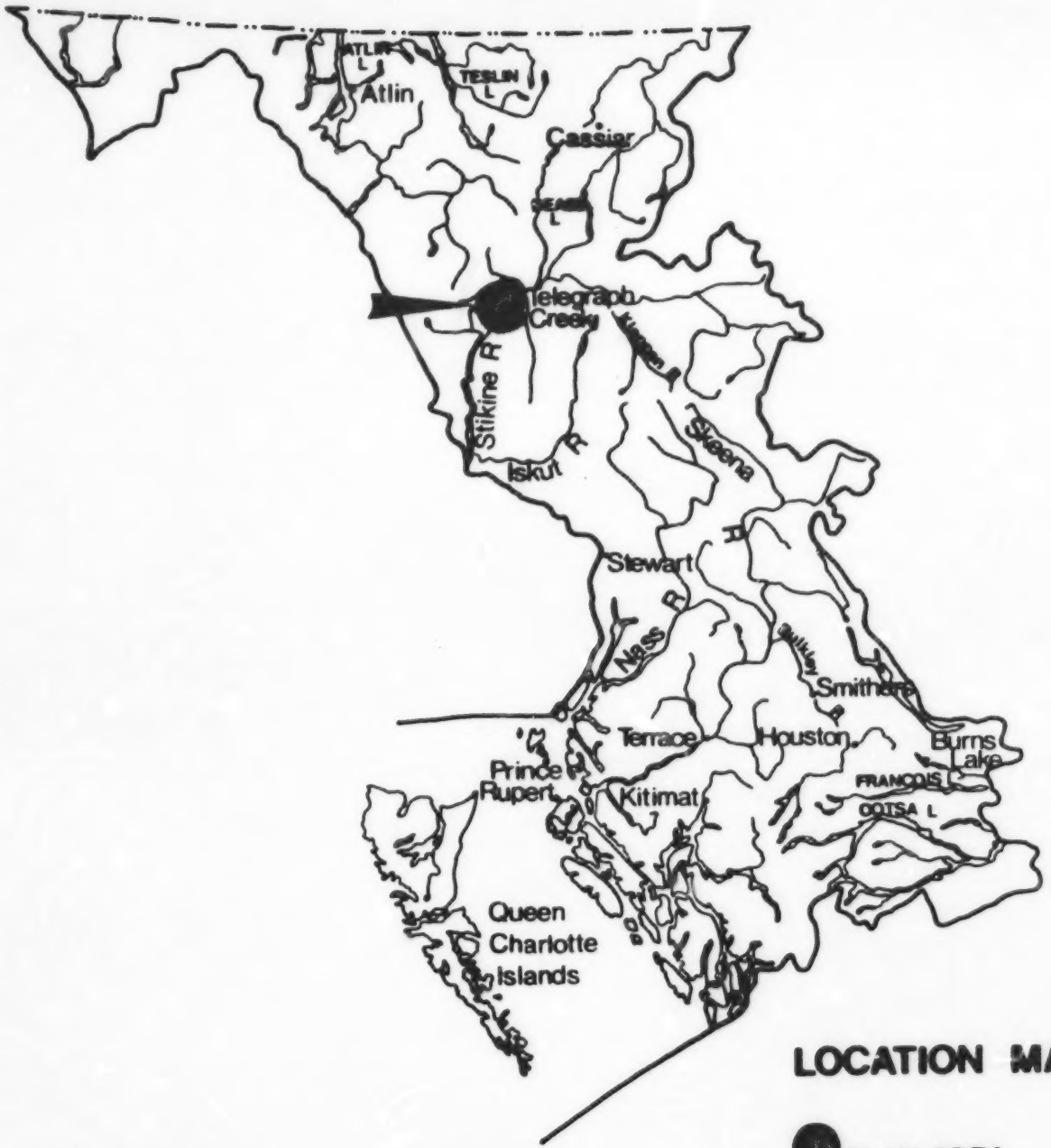
(2) Forest Act and Range Act tenures, including timber harvesting authorization, will be permitted subject to the normal inter-agency review process.

5.9 EXISTING GOVERNMENT RESERVES

Existing government reserves are reserves established under the Land Act prior to the initiation of the plan.

POLICIES: (1) Government reserves will be reviewed during subsequent plan reviews to reassess their validity;

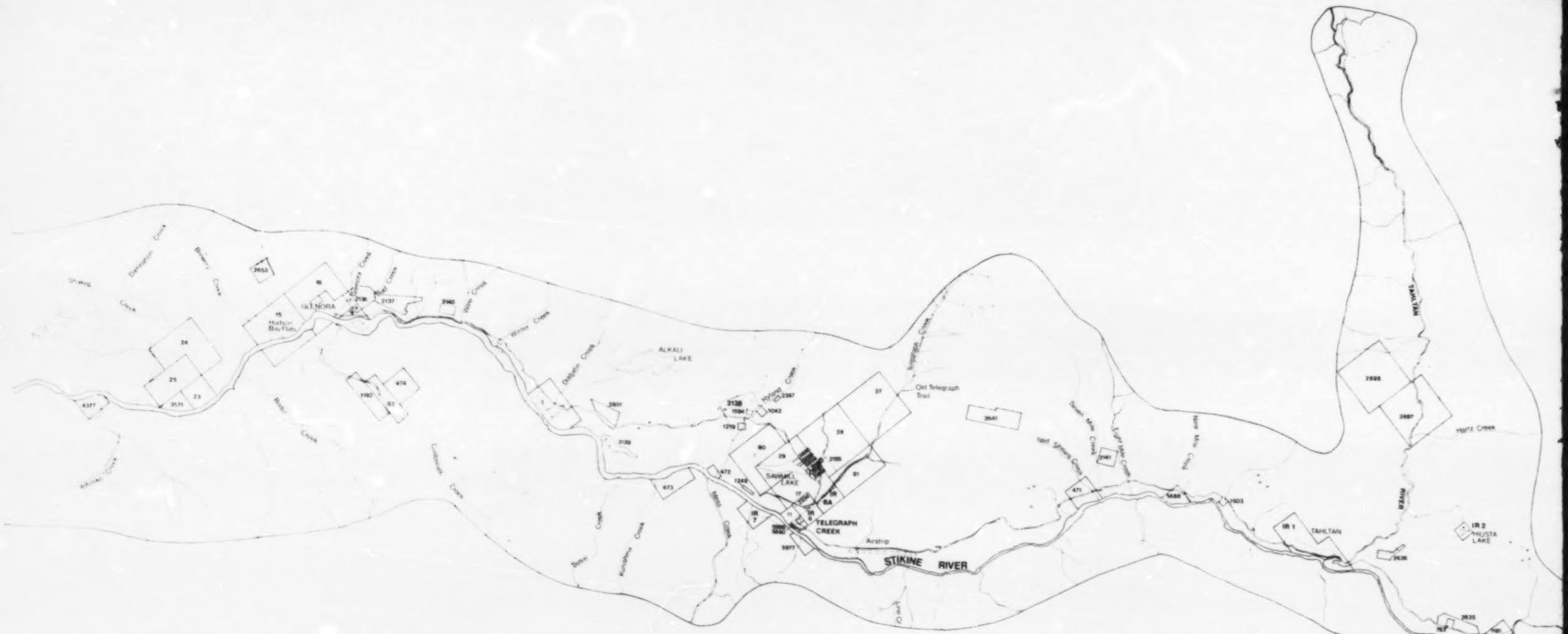
(2) If, in the interim, a government reserve is cancelled, the land is automatically redesignated to a "Non-Development Area" unless it is within 100 meters of the Stikine River bank in which case it will be re-designated as "Conservation Priority".

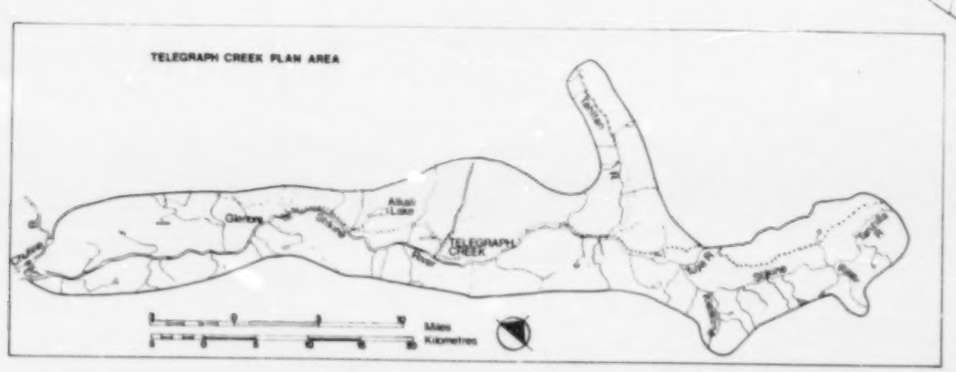


LOCATION MAP

PLAN AREA

Figure 1





PLAN AREA AND CADASTRAL

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Miles
Metres

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Figure 2

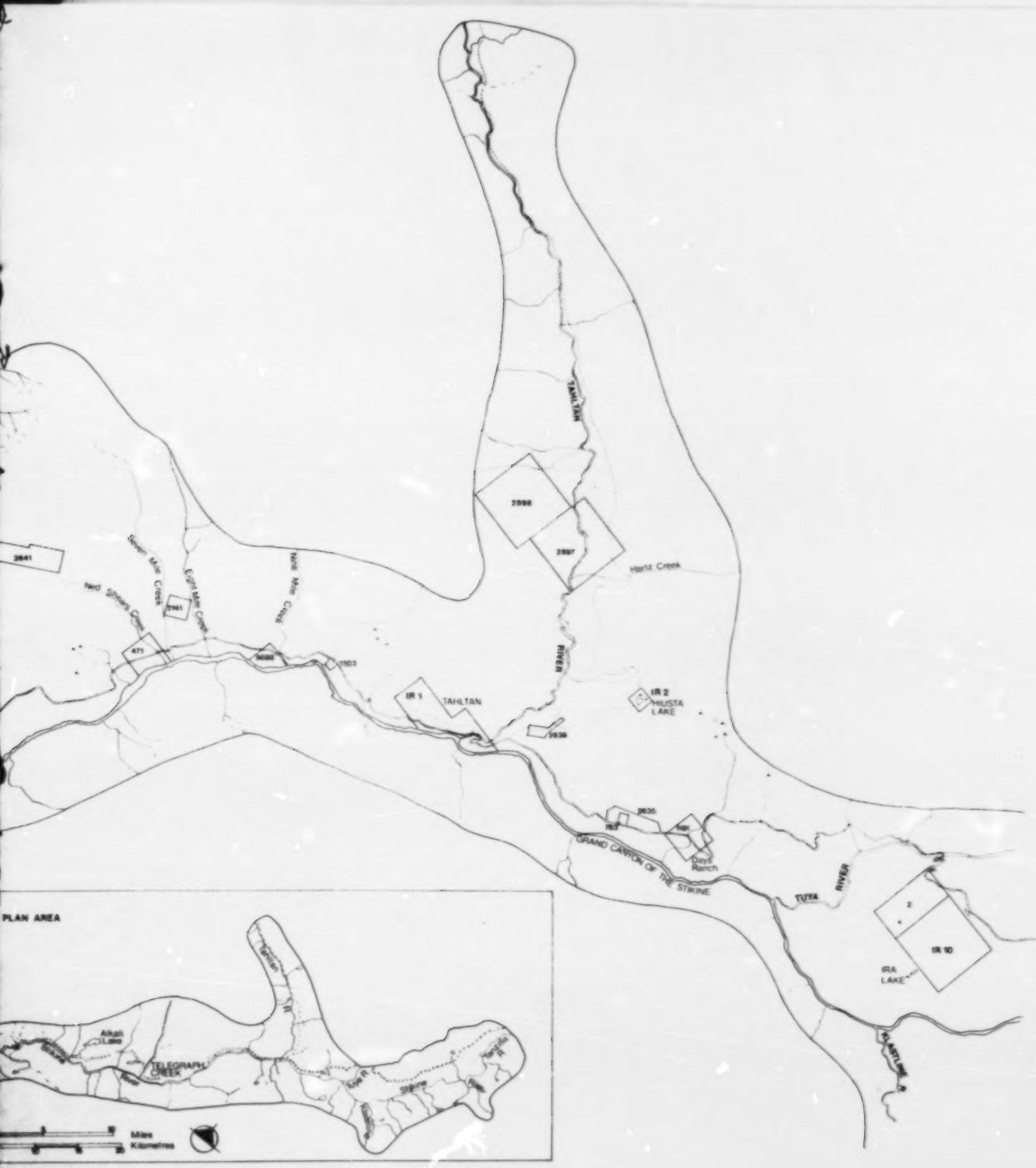
PLAN AREA
TELEGRAPH CREEK
Miles
Kilometres
TAHLTAN
RIVER
Hartz Creek
Ninth Mile Creek
Eighth Mile Creek
Seventh Mile Creek
Third Stream Creek
IR 1
TAHLTAN
IR 2
MUSTA LAKE
Days Ranch
GRAND CANYON OF THE STIKINE
TUYA
RIVER
IR 10
IRA LAKE
KLASTLINE R.

Figure 2

LAND STATUS

- GOVERNMENT RESERVE
- VACANT CROWN LAND
- INDIAN RESERVE
- UREP RESERVE
- SUBDIVIDED
- PRIVATE
- LEASED

* STATUS CHANGE PENDING

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1 0 1 2 3 Miles

6000 0 1000 2000 3000 4000 Metres

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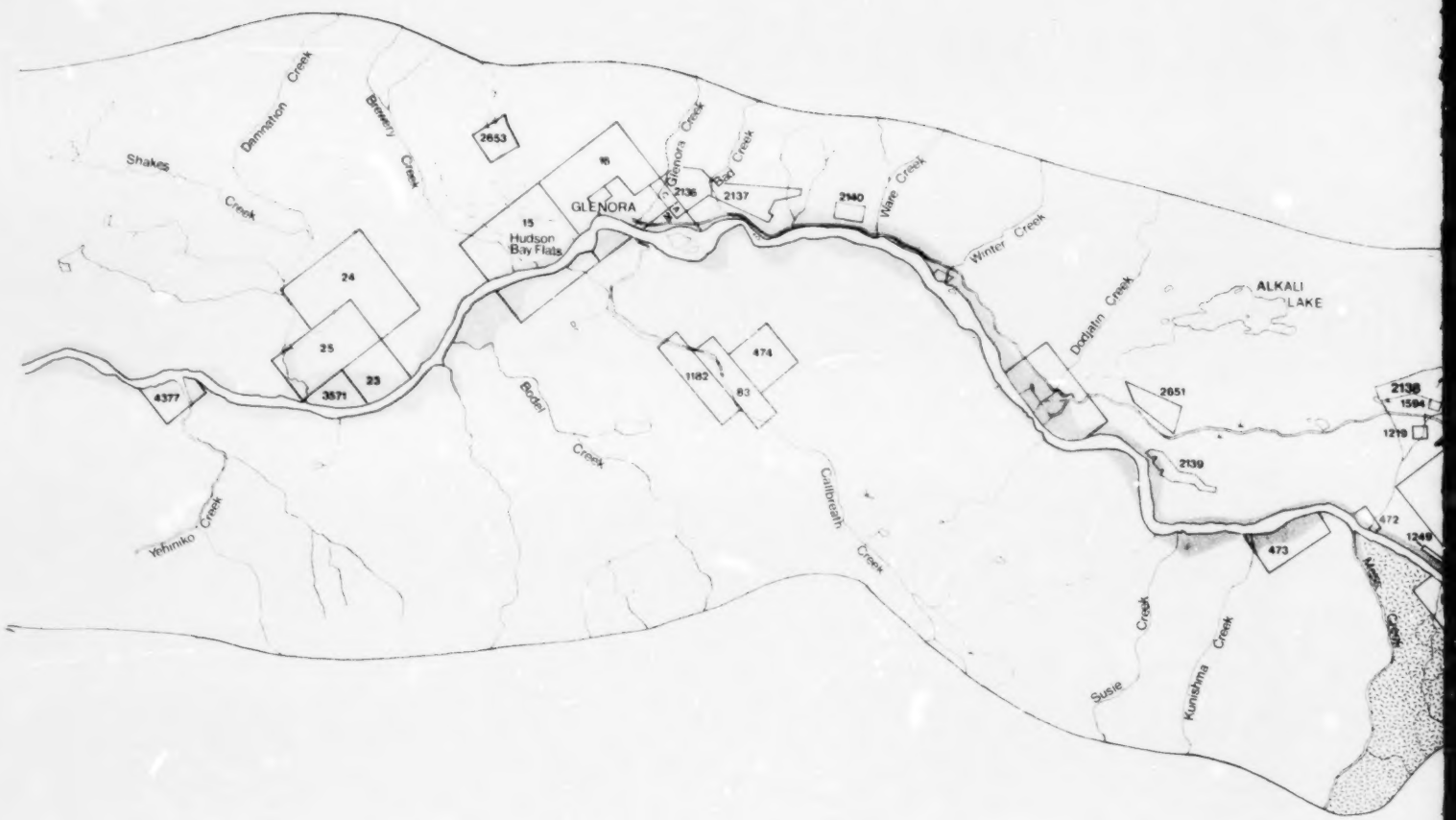
Figure

TAHLTAN
1896
2897
Hartz Creek
Seven Mile Creek
Ned Sheets Creek
Eight Mile Creek
Nine Mile Creek
1503
RIVER
IR 1
TAHLTAN
IR 2
HIUSTA
LAKE
2636
2635
Days
Ranch
GRAND CANYON OF THE STIKINE
TUYA
RIVER
IR 10
IRA
LAKE
KLASTLINE R

Figure 3



RESERVES

B.C. HYDRO FLOODING RESERVE* (THIS RESERVE IS CURRENTLY UNDER REV

MOUNT EDZIZA RECREATION AREA

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1 0 1 2 3 Miles

1000 0 1000 2000 3000 4000 Metres

JUNE 1984

RESERVES

B.C. HYDRO FLOODING RESERVE* (THIS RESERVE IS CURRENTLY UNDER REVIEW)

MOUNT EDZIZA RECREATION AREA

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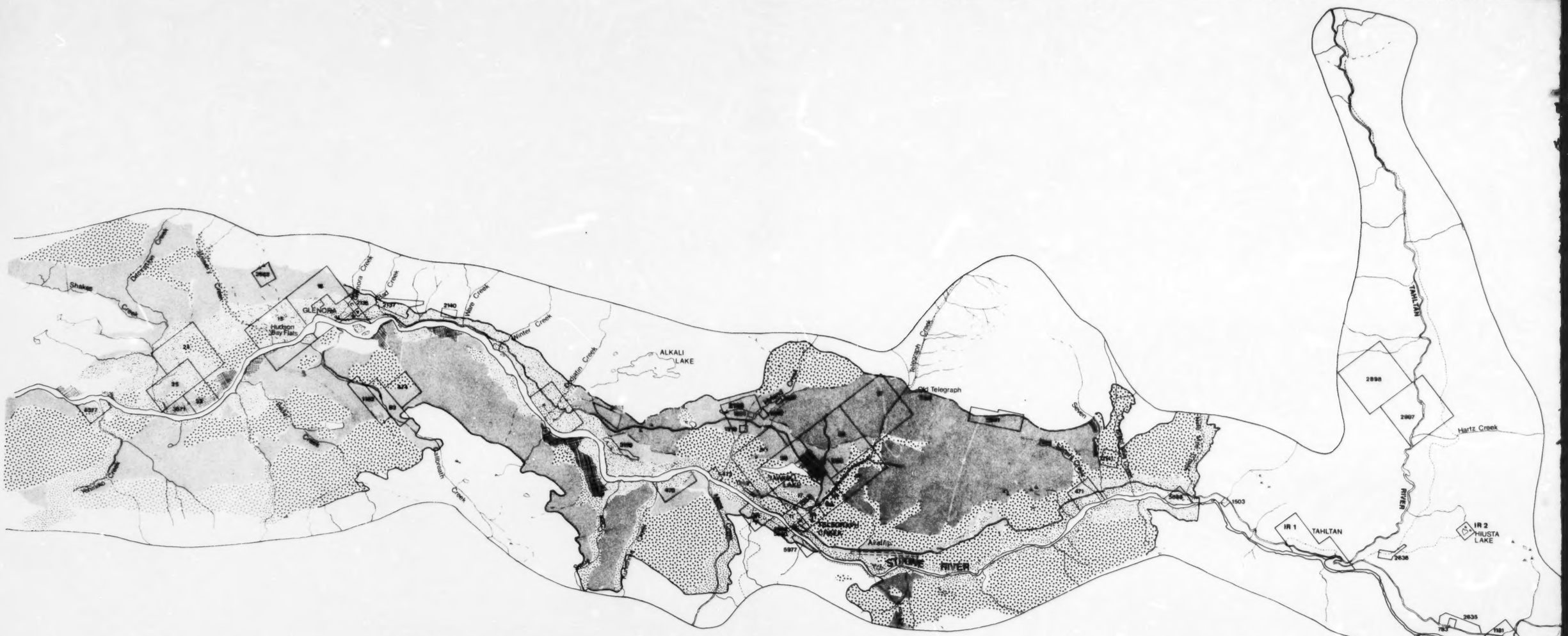
Miles
Metres

JUNE 1984

Figure 4



AGRICULTURAL CAPABILITY

- CLASS 3
- CLASS 4
- CLASS 5
- CLASS 6
- CLASS 7
- Not Surveyed

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1 0 1 2 3 Miles
6000 0 6000 3000 3 000 4000 Metres

JUNE 1984

Figure

TAHLTAN
2898
2897
Hartz Creek
RIVER
1503
IR 1
TAHLTAN
IR 2
HIUSTA
LAKE
2836
2635
783
1181
Days
Ranch
GRAND CANYON OF THE STIKINE
TUYA
RIVER
IR 10
IRA
LAKE
KLASTLINE R

Figure 5

PLAN DESIGNATIONS

- PROPOSED RESERVE EXPANSION
- RURAL RESIDENTIAL PRIORITY
- PUBLIC RECREATION PRIORITY
- CONSERVATION PRIORITY
- AGRICULTURAL PRIORITY
- COMMERCIAL PRIORITY

(PLAN DESIGNATIONS APPLY ONLY TO VACANT CROWN LAND)

PLAN POLICIES GOVERNING LAND USE DESIGNATIONS OF THE PLAN MAP ARE CONTAINED IN THE CROWN LAND PLAN. THIS PLAN MAP SHOULD NOT BE USED WITHOUT CONSULTING THE PLAN POLICIES, WHICH CONSTITUTE OFFICIAL POLICY OF THE MINISTRY OF LANDS, PARKS AND HOUSING.

ADOPTED _____ 84-07
REGIONAL DIRECTOR DATE

Telegraph Creek Sub-District Planning Report

1 0 1 2 3 Miles
1000 0 1000 2000 3000 4000 Metres

JUNE 1984

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RIVE EXPANSION

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84-07

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Figure 6

POOR

QUALITY

ORIGINAL